

**DISTRICT VI ADVISORY BOARD**  
**Minutes**

**Monday**  
**November 1, 2004**  
**7:00 p.m.**

**Evergreen Recreation Center**  
**2700 N. Woodland**  
**Lounge Clubroom**

The District VI Advisory Board Meeting was held at 7:00 P.M. at Evergreen Recreation club lounge room. In attendance the District VI City Council Member, eight (8) District Advisory Board Members, two (2) DAB youth representatives, eight (8) city staff, and (22) citizens. Approximately 41 individuals who signed in.

**Members Present**

Paul Daemen  
Rosalie Bradley  
Marsha Carr  
Dick Rumsey  
Maurine Willis  
Bickley Foster  
Bob Schreck  
Bob Wine - alternate  
Garrett Harmon - youth  
Brittani Hernandez - youth

**Member Absent**

Gil Gutierrez  
Sandra Whittington  
Jaya Escobar

**Guests**

Listed at end

**Staff**

Listed at end

**Council Member Fearey** called the meeting to order at 7:04 p.m. and welcomed guests. DAB members were asked to introduce themselves and state their representation on the board.

**Approval of Agenda**

The agenda was approved with the amendment to allow Donna Osburn, speak on the Golden Age Senior Dance held at the Evergreen Rec. Center. (**Foster/Schreck 8-0**)

**Public Agenda**

**1. Scheduled items:** *Donna Osburn, President of Evergreen Golden Agers' dance club* wants to have the Monday night dance return to the center as it is important for the seniors to have a good time. You are meeting in our house.

**Member Schreck** asked what time does the dance start? *7 p.m.* **Council Member Fearey** asked the DAB to discuss this at the next DAB meeting.

\*\*\*\*\*Action Taken: Receive and review at next DAB meeting

**2. Off-agenda items:** No items were presented

**Staff Presentations**

**3. Community Police Report**

*Officer Jansen-48 beat:* discussed speeding issues at Jackson & 25<sup>th</sup> and Aley at 25<sup>th</sup>. You can E-mail me complaints on speeding problems. At 61<sup>st</sup> St. N and Seneca a Meth Lab was raided. 21<sup>st</sup> along Broadway and Arkansas, graffiti continues to be a major problem, we are trying to get

people charged but it's hard to catch them. We may begin a special assignment where we get on roofs to do surveillance to see who is doing the writing. With the holidays coming, criminals run rampant so please use extra safety procedures.

\*\*\*\*\* **Action Taken:** Receive and file

4. **Midtown Bike Path along the abandoned Union Pacific Railway Corridor**

*Julianne Kallman, Public Works* engineering staff presented on the Bike path application to receive funding for this project. The project would link Irving, Horace Mann and Park Elementary schools adjacent to the proposed path and also link to Wichita North High School and the recently approved little Arkansas River path via 13<sup>th</sup> street.

Comments from the public follow: *Responses in Italics*

- 1 How will you deal with Right-Of-Way drainage at Central E of Waco and 9th to 15<sup>th</sup> along Broadway
- 2 Are you wanting to involve the schools in this project? *Schools will be linked using an interactive Sculpture program. Students in the 5<sup>th</sup> grade work with interactive programs. This is shown to curb vandalism. Youth taking art classes are interested in public art this allows ownership.*
- 3 Where will the pause points be located? *Pause points will be at 9th & Wichita and 13th & Market. This will include trash receptors, benches, rain gardens, light fixtures with a Victorian ear theme, the same used at Park Place. Also an entry way, ties post at street crossing and a period clock at 13<sup>th</sup> & Market.*
- 4 Neighbors seem to be happy about proposed bike path

DAB members/ youth representative's inquired/commented on the following. *Responses in Italics*

- 1 How far apart will the sculptures be? *We will limit them to most visible areas.*
- 2 Pause point Market & 13<sup>th</sup>? *Is there anyway to reverse the area, as kids will cross directly across the street. They won't go to the corner and there is no cross walk. At 13<sup>th</sup> & Market & Park Place there are signal lights.*
- 3 I suggest a brick wall so they couldn't cross in the middle of the street- maybe a small wall.
- 4 A wall on the South side of 13<sup>th</sup> or a wall on 13<sup>th</sup> & Otis.
- 5 Has this design gone to City Arts board? *Not yet.*
- 6 Acquiring the Right-Of-Way at 11<sup>th</sup> & 12<sup>th</sup> how will you handle this if Apex Eng. wants to expand?
- 7 How would a concrete train look? *The train would look like dividers on the highway.*
- 8 How much will this cost? *\$780,000.*

*Alec Wetzel, Business Systems Inc. (BSI)* said there was no opposition to this project but my business brings in a lot of large trailers and the concern is safety. As people drive by BSI there are four (4) blind spots and I want to keep the business functioning. If the City would vacate 15 ft on W side of BSI, it would help my business. City staff stated they had not worked this out with BSI but will look into it. Next steps are to take this project to the Arts Council and KDOT.

\*\*\*\*\***Action Taken:** Motion to recommend Approval to City Council on the project for the Bike Path to include working with Business Systems, Inc. (BSI) and look at Otis Park for safety.  
(Schreck/Matney 8-0)

5. **Midtown Rezoning**

Janet Miller, subcommittee chair for *Historic Midtown Neighborhood Plan (HMNP)* and the rezoning committee commented the plan has been worked on for the past 1-1/2 year. Janet continued to say she would explain the new zoning approach included in the *Historic Midtown Neighborhood Plan*. The plan has been approved in concept but there is no funding.

An initiative was made to get the zoning to match the current use today, which would preserve the neighborhoods. As for now, we have incompatible uses in the area, for example, a car detail shop next to a home, issues of overcrowding and houses in industrial zones.

We will be making further adjustments in the commercial area on Broadway and come back to DAB in December, later to MAPC and City Council by early January.

DAB members/ youth representative's inquired/commented on the following. *Responses in Italics*

- 1 Hope you don't do too much compromise on this plan, get it the way you want it as you won't be doing this very often
- 2 What steps do the property owner's have to take to opt out of this plan? *Get their name on opt out list by calling the planning dept., or come to our meeting and get put on the opt out list.*
- 3 Are you doing tax assessment documents? They *will be mailed to all areas*

Miller continued saying the official note is in English but was also done in Spanish and Vietnamese. The Planning dept. is very sensitive to diverse nature and we have been pleased with the turn out of residents at the public meetings.

Continued from DAB members

- 1 Overcrowding - will zoning changes really help? *If owner opts out it won't help that property.*
- 2 If the owner sells their property, will the zoning stay the same? *If the property is damaged 50% of market value, the property loses the grandfather clause and also if it is vacant for 1 year the property will lose the clause.*

**Member Matney** commended the Midtown group for all their hard work.

\*\*\*\*\***Action Taken:** Receive and file

5. **Office of Central Inspection Update**

Randy Sparkman, Supervisor of commercial zoning, licensing and signage presented on his annual visit to update members on what is happening in his division of the Office of Central Inspection (OCI) and answer any inquiries. Sparkman continued stating he is responsible for licensure of restaurants, taverns, etc. OCI took this position back from the Fire Department. Commercial zoning includes the whole city and I have only two people to cover, one for the east side and one for the west side. With the small amount of personnel, it can take up to one month to get cases solved/corrected. Signage is also included in this division regulating billboards, political and garage sale signs. Graffiti removal complaints are also part of his responsibility. The complaints come in and are turned over to desk staff to be identified by location, the property owner is notified and asked to clean the graffiti up in seven days. If property owners

sign a waiver from the City for removal, the complaint will be turned over to the Public Works department to remove the graffiti.

**Member Matney** asked what does a property owner do after a house has burned down? *Sparkman* stated that *Deb Legge* could answer that question.

**Member Foster** said *Mr. Sparkman* has always been very helpful and does follow up with all his complaints even though he is very understaffed. **Foster** continued stating in his neighborhood there are a lot of semi-trucks in driveways of the homes. *Sparkman* said the trucks are illegal parked in residential driveways but the Department of Transportation says it's okay. OCI is looking into this and if we hear of trucks greater than 26,000 lbs parking at homes we contact the trucking companies.

*Deb Legge*, Supervisor of residential housing enforcement including parking in front yards, graffiti and dangerous/unsafe structures. *Legge's* division has 11 inspectors for the whole city. *Legge* responded to the question about a home that has burned down. If the city has to do the clean up of the property the cost is assessed against the property. If a house is condemned and demolished the cost will be assessed against the property also. Although if it is not an emergency demolition the formal condemnation process could take several months. Up to 75% of homes accessed for condemnation process get repaired. This year we held 84 neighborhood clean-ups from early March till November. Public Works department's budget pays for the equipment to do the clean ups and Environmental Health takes care of the abandoned tires. *Legge* continued saying joint nuisance code reporting also includes community police and environmental health inspector's efforts to do inspections. This year, City Council provided more money for nuisance abatement. by accessing our website at [www.wichita.gov](http://www.wichita.gov). citizens can now look up addresses and see what housing violations the property may have and if there is a case what action is being taken before calling the department to report the property.

\*\*\*\*\*Action Taken: Receive and file.

#### **6. Parks & Recreation - Ralph Wultz Riverside Tennis Complex**

*Doug Kupper*, Parks & Recreation, gave background on the tennis facility including stating the city would put up \$2.5 million as a partner on the proposal. *Kupper* proceeded to discuss on the two proposals (one for-profit) and (one non-profit) submitted to further renovate and expand our existing tennis complex. The RFP board would select the best proposal and take their recommendation to City Council but this board could not find a clear recommendation. City Council proposed the information be taken to the District Advisory Boards for input. *Kupper* then gave each proposal representative ten minutes to present and follow with questions and answers.

**Member Rumsey** asked if the weighting of management of the tennis facility and/or other issues including tennis background was equal. *Kupper* said they weighted equally and that is why we are here tonight for your input on would be a better partner.

*Buff Farrow*, Friends of Riverside Tennis Association (FRTA), started with emphasizing their approach to address children and their needs with a tennis and education center that would run 12 months a year. The facility they offer is multifunctional designed to include tutoring, outreach, curriculum, exhibitions and of course tennis. A problem for many children would be transportation but our proposal includes transportation of kids. The tennis program would

include working with community agencies, USD 259, YMCA, youth alliance and the City of Wichita. FRTA proposal would share the cost of operating and management with the city. *Farrow* continued by saying \$2.5 million had already been raised through pledges, however, the pledges would only be given to a non-profit agency. FRTA has made nationwide contacts to help with the program and make this program a model for the rest of the nation.

The following are public comments in favor of the FRTA proposal:

- no other non-profit organization offering a proposal
- this program would be run by volunteers
- FRTA will serve all populations
- FRTA has a National status.
- The proposal should be run by a non-profit

*Rodney Stevens, Genesis Fitness Center* started by stating working with the City of Wichita would be a great opportunity. Genesis' proposal would eliminate the City from paying future subsidies, such as with the Art Museum and Exploration Place. *Stevens* continued with examples of his organization to build successful programs, the experienced staff and his agency currently working with YMCA to serve 800 children with free tennis. They also assist with handicapped adults and offer scholarships for low-income persons. Genesis would offer a fitness facility for a healthy lifestyle in addition to tennis. There would be no membership required to use the tennis courts but a fee would be charged after the first free visit. Genesis plans to contribute \$2.0 million to this project and will be responsible for any shortfalls. Genesis will be responsible for operation and daily management of the facility.

The following are comments from the members of public in favor of the Genesis proposal:

- I have been a member of genesis for 18 years and when the facility burned down at 13th and West Street, Rodney immediately opened a temporary location for his members.
- I approve Genesis as Rodney has targeted working with the Hispanic community. Will the non-profit offer Bi-lingual staff? Rodney has made Genesis a home for kids
- I'm a member of Genesis and wanted to state they maintain their equipment and would have a quality operation in Riverside.
- I'm a trainer for Genesis and Rodney wants to get the whole city in shape. Rodney's proposal will do well.
- Employee of Genesis - great partnership for Genesis to run a tennis center.
- I'm a commercial broker and think this would be great for downtown. The tennis center now has never been operated well.
- I've been a 20 yr. member at Genesis- Rodney has assisted with PE programs in schools, pizza parties at the club. This would be a another avenue for Riverside kids.
- Rodney is dedicated to health and fitness, he has commitment and dedication.

The following are comments from the DAB members:

- Genesis - what % of return will you expect? *It is listed in our proposal but our emphasis is on tennis to benefit the kids.*
- Genesis- this has been a lot of expense to prepare for this. *we want a Tennis center for this City*
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- Land for Tennis Center is it parkland? *yes*
- Will City own the facility? *yes*
  - Genesis - are you collaborating with other non-profit's and using busing transportation now? *yes*
  - Will there be a lease? *Parks dept will create the contract pending on which proposal is chosen. Also, there will be a contract for construction and management*
  - FRTA- as of now you are proposed to get funding? *We will have \$3.5 million from donations.*
  - Is this the appropriate time for a tennis center on parkland? We need to decide what parkland should be used for.
  - This is too much information to process- I recommend we study more.
  - Why don't they use their expertise together. *Two diverse types of facility*
  - Make sure this is cost effective to invest in our future
  - How many do we expect to use the facility? *Wichitans support indoor tennis.*

*Kathy Dittmer, president of Riverside Citizens Association* is pleased with the City and the services of tennis are improving. *Riverside Citizens Association* loves to work with our Park Dept.

\*\*\*\*\* Action Taken: Recommendation to defer for Nov. 17<sup>th</sup> DAB meeting at 6:00 p.m.  
(Rumsey/Schreck 8-0)

### **Board Agenda**

#### **7. Problem Properties**

No problem properties were reported

#### **8. Neighborhood Reports**

Riverside Citizens Association will hold a chili feed on Tuesday, November 9<sup>th</sup>

\*\*\*\*\* Action Taken: Receive and file

### **Updates from the Council Member**

North sewer treatment plant sitting: **Council Member Fearey** asked how big of area do we want to notify when we send out information for public meetings. The area would take in the Moorings and circle around site (6) and then include Sherwood Glen area south of the ditch.

With no further business to discuss the meeting adjourned 10:08 p.m.

### **Guests**

Retta Bass	3412 W. 8 <sup>th</sup> St Wichita, Ks. 943-6896 La Placita.
Berle Willis	3934 Woodrow 832-6973
Janet Miller	1102 Jefferson 264-2988 HMCA
Franke Smith	262- 7849 Riverside
Greg Rocha	1043 N Water
Katy Dittmer	823-Litchfield 262-6165 RCA
Todd Whipple	408 N. Rutan Wichita, Ks 67208 684-8540
Stephanie Knebel	538 N Main 67203 660-9865

Kurt Skinner	845 Riverview #200, & 1845 Heiserman 268-0230
<a href="mailto:kskinner@law-kingdon.com">kskinner@law-kingdon.com</a>	
Tom Ruggles	Ruggles & Bohm, P.A. 924 N. Main 264-8008
<a href="mailto:truggles@rbkansas.com">truggles@rbkansas.com</a>	
K Thomas	4825 Cobblestone 265-7900 <a href="mailto:kenthomas@treatco.com">kenthomas@treatco.com</a>
Jeff Best	345 Riverview 268-0230
Donna Osburn	3142 Amidon 838-9555
Alan & Roberta Whetzel	222 W Murdock Wichita 67207 B.S.I. 262-2478
John Lay	1016 N Waco 67203 262-0433 <a href="mailto:johnlay@laysigns.com">johnlay@laysigns.com</a>
Ana Rodriguez	2430 Payne 67204 660-7177 <a href="mailto:A.Rodriguez@sedg.gov">A.Rodriguez@sedg.gov</a>
Angie Brittain	1618 N. McComas
John CYR	608 N Kessler 67203 943-3380
Larry Kicharo	1955 Payne 269-404
Keith & Linda Ronco	814 Carter 67203 269-2251

**Staff**

Doug Kupper	Park Director
Julainne Kallman	Planning
Officer Jansen	Patrol North
Deb Legge	OCI
Randy Sparkman	OCI
Terri Dozal	CMO
Jess McNeely	MAPD
Scott Wadle	MAPD

Respectfully submitted,

Terri Dozal  
6th District Neighborhood Assistant